



THE
A-TEAM

**RE/MAX
FIRST**

43 BAYSPRINGS Way, Airdrie T4B 4C4

MLS® #: **A2181541**

Area: **Baysprings**

Listing Date: **11/29/24**

List Price: **\$574,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

City/Town:

Airdrie

Year Built:

2015

Lot Information

Lot Sz Ar:

3,623 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot
Single Garage Attached**

DOM

22

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey, Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance, Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings

Int Feat:

No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wet Bar

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

5`0" x 4`10"

Bonus Room

Main

10`9" x 8`7"

Dining Room

Main

7`8" x 10`2"

Bedroom

Second

10`0" x 9`3"

4pc Bathroom

Second

7`11" x 4`11"

Room

Level

Dimensions

Bedroom - Primary

Upper

13`9" x 11`3"

Kitchen With Eating Area

Main

10`5" x 9`10"

Living Room

Main

10`3" x 13`1"

Bedroom

Second

10`11" x 9`3"

4pc Ensuite bath

Second

8`7" x 9`3"

Flex Space
Bedroom
Family Room

Second
Lower
Lower

11`0" x 8`9"
8`10" x 10`6"
13`2" x 10`9"

Bedroom
4pc Bathroom
Kitchen

Lower
Lower
Lower

12`11" x 11`1"
8`4" x 4`11"
6`2" x 13`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

1510077

Remarks

Pub Rmks:

Welcome to this fully maintained and thoughtfully designed two-storey duplex in the sought-after community of Baysprings, Airdrie. Boasting over 2200+ sq. ft. of developed living space, this stunning property is a must see. Fresh paint, NEW flooring, with no neighbours behind and a west-facing backyard, ensuring privacy and plenty of natural light throughout the day, this house is a no-brainer! Step into the inviting main level, where 9' ceilings and shiny, new LVP flooring create a sense of spaciousness and modernity. Upon entry is a flex room/ den area that can be used as a sitting space or kid's play area. The upgraded kitchen is a chef's dream, with quartz countertops, high-end stainless steel appliances, a corner pantry, dual-toned cabinets and a central island with a raised eating bar. Perfect for hosting or family meals, the kitchen flows seamlessly into a bright dining area and a cozy breakfast nook overlooking the backyard. The living room, featuring a warm, electric fireplace, is the ideal space to unwind. Step outside to your backyard which has been divided into 2 areas, a concrete patio/ green space back yard and a slopping green space (behind a professionally built retaining wall) to grow your vegetables and fruits. there is enough space to put your BBQ seating arrangement on the concrete patio to enjoy those summer nights while you watch the kids jump and play in the yard. A convenient 2-piece bathroom completes the main level. Upstairs, you'll discover a functional and bright layout centered around a bonus room illuminated by a large skylights. The primary bedroom is a private retreat, huge enough to fit a king-sized bed, a walk-in closet, and a 4-piece ensuite with modern finishes. Two additional bedrooms provide ample space for family or guests, while a 4-piece bathroom and a dedicated laundry room add convenience and practicality to the upper level. The finished basement has also been used as an illegal suite in the past to generate rental income. Comes with it's own entry/exit, 2 spacious bedrooms, 1 full bath, laundry and living room plus kitchen area. An ideal space for additional living or live up, rent down and have a mortgage helper pitching in with your payments. Lots of opportunities to explore. A single attached garage and driveway offer secure parking and storage, while the home's immaculate condition reflects the pride of ownership by the current owners. With modern upgrades, an excellent location, and new paint/flooring etc, this home is truly move-in ready. Excellent access to 24th St, Veterans Blvd or Yankee Valley for entry/exit from Airdrie. Shopping, schools and playgrounds nearby. Don't miss the opportunity to call this property your home!! Come see it today!!

Inclusions:
Property Listed By:

N/A
Beeline Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











